

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Residential use zone to Institutional use in Sy.Nos.104, 106/2, 107/3(Part), 110 and 111/1 of Bakkannapalem (v), Chinagadila Mandal, Visakhapatnam District to an extent of Ac.15.00 Cts. – Draft variation – Confirmed – Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

**G.O.Ms.No. 825**

**Dated the 29<sup>th</sup> November, 2008.**

Read the following:-

- 1) G.O.Ms.No.345, M.A. & U.D. (H2) Dept., dated 30.6.2006.
- 2) From the Vice Chairman, V.U.D.A. letter Rc.No.4554/2008/L2, dt.7-6-2008.
- 3) Government letter No.6921/H2/2008-2, Municipal Administration and Urban Development Department, dated 15-10-2008.
- 4) From the Vice Chairman, V.U.D.A. letter Rc.No.4554/2008/L2, dt.25-10-2008.
- 5) Government Memo. No.6921/H2/2008-3, Municipal Administration and Urban Development Department, dated 7-11-2008.
- 6) From the Commissioner of Printing, AP., Extraordinary Gazette No.643, Part-I, dated 11.11.2008.

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**ORDER:**

The draft variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 issued in Government Memo 5<sup>th</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No. 643, Part-I, dated 11.11.2008. No objections and suggestions have been received from the public within the stipulated period. The applicant was exempted from payment of conversion charges of Rs.30,51,250/-. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Commissioner of Printing, Hyderabad.  
The Vice Chairman, Visakhapatnam Urban Development Authority,  
Visakhapatnam.

Copy to:  
The applicant through the Vice Chairman, Visakhapatnam Development  
Authority, Visakhapatnam.  
The Special Officer and Competent Authority, Urban Land Ceiling,  
Visakhapatnam.  
The District Collector, Visakhapatnam District, Visakhapatnam.  
The Private Secretary to M(MA&UD),  
SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban (Development) Areas Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977, the Government hereby makes the following variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 643, Part-I, dated 11.11.2008 as required by sub-section (3) of the said section.

**VARIATION**

The site falling in Sy.No.104, 106/2, 107/3p, 110 and 111/1 of Bakkannapalem Village, Chinagadila Mandal, Visakhapatnam District admeasuring an area of Acs.15.00 Cts., the boundaries of which are given in the schedule below, which was presently earmarked for residential use in the Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Institutional use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions:-**

- 1) The applicant was exempted from payment of conversion charges of Rs.30,51,250/-.
- 1) The title and Urban Land Ceiling/Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/ Municipalities before issue of building permission/development permission and it must be ensured that the best financial interests of the Government are preserved.
- 2) The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P.Agriculture Ceiling Act.
- 3) The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- 4) The applicant has to leave the road widening area of 35 square yards on free of cost for the purpose of future road widening.
- 5) The change of land use shall not be used as the proof of any title of the land.
- 6) The change of land use shall be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- 7) After approval of the change of land use the applicants have to apply to GHMC/VUDA for necessary development permission duly paying the charges/fees to the GHMC/VUDA.
- 8) Any other conditions as may be imposed by the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

**SCHEDULE OF BOUNDARIES**

North	: Existing 40' road
East	: proposed 100' road from NH-5 to Dabbanda
South	: 107/p and 111/p of Bakkannapalem
West	: 106/p and 107/p of Bakkannapalem

**Dr.C.V.S.K.SARMA,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER